



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2682
www.raleighnc.gov

Case File: A-114-17

Property Address: 136 Ashton Hall Lane

Property Owner: Gloria Powell

Project Contact: Corey Hammond

Nature of Case: A request for a 7.52' rear yard setback variance and a .7' side setback variance to the requirements set forth in Section 2.2.3. and Section 1.5.4.D.1.a. of the Unified Development Ordinance in order to permit a screen porch attached to a townhouse that results in a 3.48' rear yard setback and a .7' side setback on a .06 site zoned Residential-10 Conditional Use District and located at 136 Ashton Hall Lane.

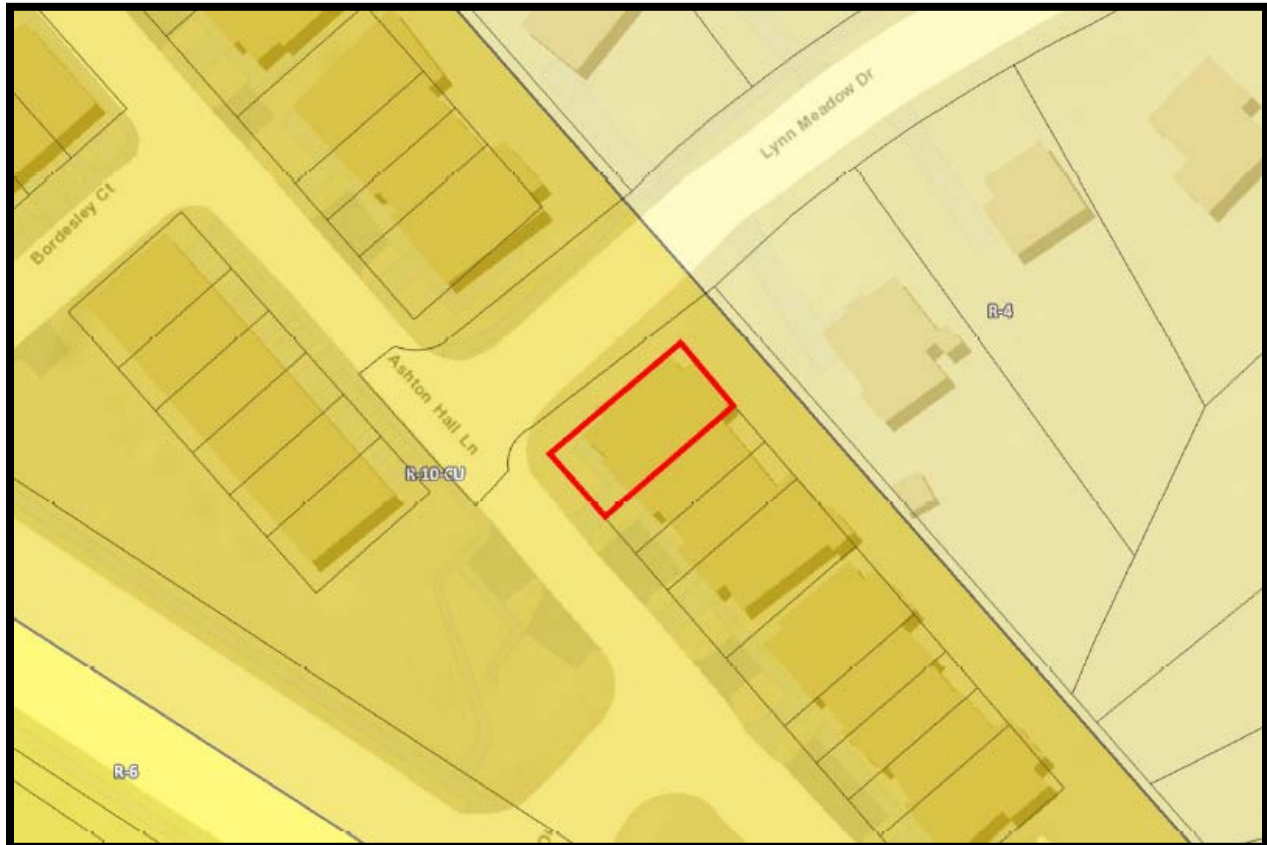


136 Ashton Hall Lane – Location Map

To BOA: 10-9-17

Staff Coordinator: Eric S. Hodge, AICP

**ZONING
DISTRICTS:** Residential-10



136 Ashton Hall Lane – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Zoning District Standards: The subject property is zoned Residential-10

Lot Dimensions

Area (min)	3,300 SF
Width	16'

<u>Yard Type</u>	<u>Minimum Setback</u>
Primary Street	10'
Side Street	10'
Side	0'/6"
Rear	20'

Application for Variance



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
<p>Nature of variance request (if more space is needed, submit addendum on separate sheet):</p> <p>Transaction # T526550, Turning existing deck structure into Screen Porch. (Please see attached addendum)</p>	<p>Transaction Number</p> <p>A-114-17</p>
<p>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.</p>	

GENERAL INFORMATION			
Property Address		Date	
136 Ashton Hall LN, Raleigh, N.C., 27609		9/17/17	
Property PIN	Current Zoning		
1706895377	R-10		
Nearest Intersection		Property size (in acres)	
Lynn rd, Sandy forks rd			
Property Owner	Phone	Fax	
Gloria Powell	919-347-6194		
Owner's Mailing Address	Email		
136 Ashton Hall LN, Raleigh, N.C.	gaPowell1947@gmail.com		
Project Contact Person	Phone	Fax	
Correy Hammond	919-880-0067		
Contact Person's Mailing Address	Email		
6365 N.C. 39 Hwy, Selma N.C. 27576 CH@hammond-services.nc.com	CH@hammond-services.nc.com		
Property Owner Signature	Email		
Gloria Powell			
Notary	Notary Signature and Seal		
Sworn and subscribed before me this <u>7TH</u> day of <u>SEPTEMBER</u> , 20 <u>17</u>			

136 Ashton Hall Lane - T526550

Concerning the above-referenced transaction number that deals with the screening in of an existing deck. For your convenience, I attach a survey showing the existing deck which was approved prior to the adoption of the UDO. The plans, however, do not call for any further encroachment into the setback and would not increase the degree of the existing nonconformity. In fact, the UDO currently allows covered decks to encroach into the setback further than uncovered decks. If anything, this proposal would bring the principal structure into greater conformity with the UDO by reducing the amount of the encroachment. Several nearby homes have had their decks screened in after the adoption of the UDO where the existing deck encroached into the new setback requirements, but was not being expanded further into the setback. 250 Ashton Hall Ln was issued a permit (Transaction # 508762) on 04/10/2017 for the same scenario as the proposed project.

SOURCES OF TITLE:
DB 9466 PG 2173
PB 2001 PG 1431

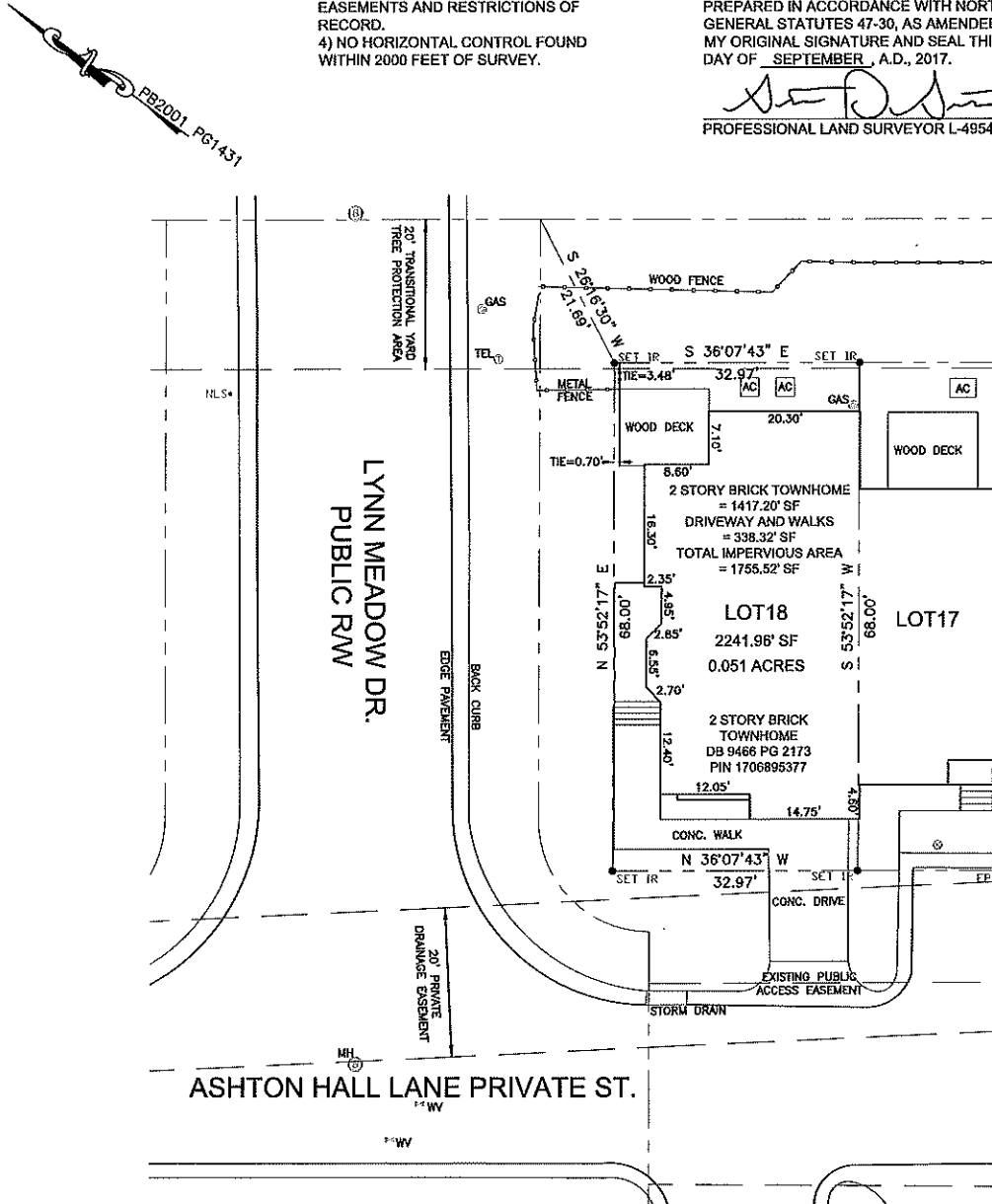
PROPERTY ZONED:
R-10CU

NOTES:
1) ALL DISTANCES SHOWN ARE
HORIZONTAL GROUND DISTANCES.
2) AREAS COMPUTED BY COORDINATE
METHOD.
3) PROPERTY SUBJECT TO ALL
EASEMENTS AND RESTRICTIONS OF
RECORD.
4) NO HORIZONTAL CONTROL FOUND
WITHIN 2000 FEET OF SURVEY.

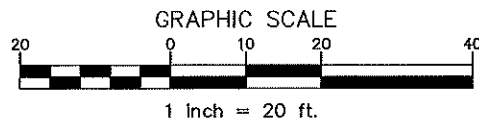
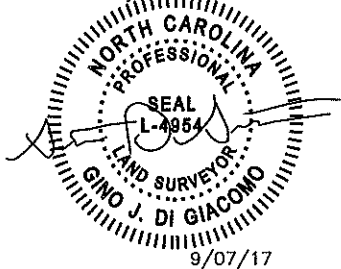
SURVEY CERTIFICATE


I, GINO J. DI GIACOMO, LICENSED AS A
PROFESSIONAL LAND SURVEYOR IN THE STATE OF
NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS
MAP WAS DRAWN UNDER MY SUPERVISION FROM AN
ACTUAL SURVEY MADE UNDER MY SUPERVISION AND
COMPLETED ON, 8/18/17, USING THE REFERENCES
SHOWN HEREON; THAT THE BOUNDARIES NOT
SURVEYED ARE CLEARLY INDICATED AS DRAWN
FROM INFORMATION FOUND IN THE REFERENCES
SHOWN HEREON; THAT THE RATIO OF PRECISION AS
CALCULATED IS 1 : 10,000+ ; THAT THIS MAP WAS
PREPARED IN ACCORDANCE WITH NORTH CAROLINA
GENERAL STATUTES 47-30, AS AMENDED. WITNESS
MY ORIGINAL SIGNATURE AND SEAL THIS 7TH
DAY OF SEPTEMBER, A.D., 2017.

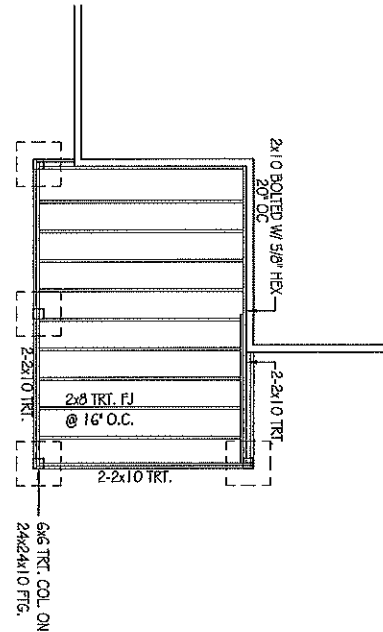

PROFESSIONAL LAND SURVEYOR L-4954



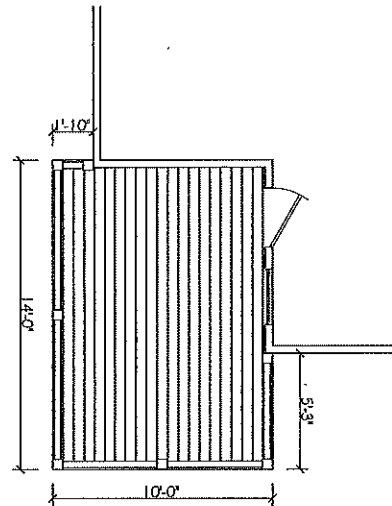
Certified By:



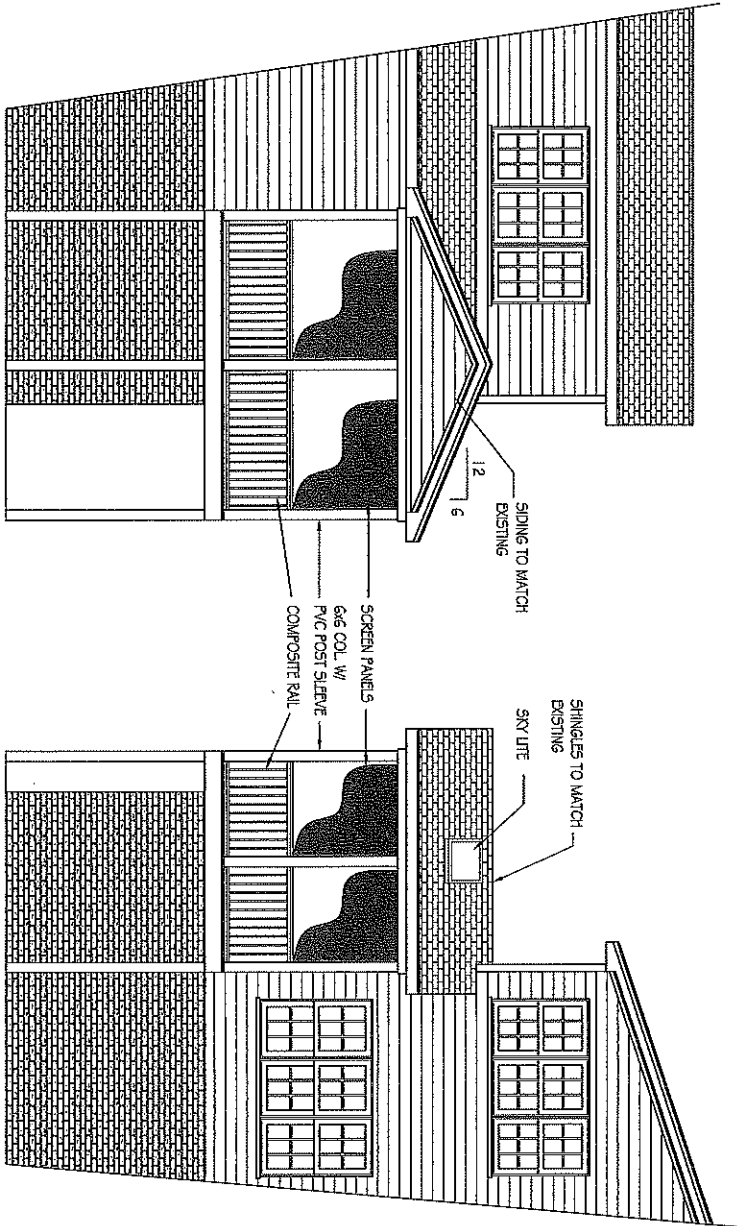
Sheet Number: SHEET 1	GLORIA POWELL 136 ASHTON HALL LANE RALEIGH, NORTH CAROLINA AS-BUILT SURVEY	Scale: 1" = 20' Date: 9/07/2017	 4845 FRANKIE RD FUQUAY VARIANA, NC 27526 919-621-9060
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FOUNDATION PLAN
1/4"=1'-0"



FLOOR PLAN
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"

SIDE ELEVATION
1/4"=1'-0"

OWNER: _____

LOT # SUBDIVISION: _____

IT IS THE SOLE RESPONSIBILITY OF THE OWNER TO DETERMINE IF THE BUILDING IS APPROPRIATE FOR THE SITE. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, ZONING, AND OTHER REGULATIONS. THE OWNER SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES OR DISAGREEMENTS BETWEEN THE PLANS AND THE ACTUAL CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES OR DISAGREEMENTS BETWEEN THE PLANS AND THE ACTUAL CONSTRUCTION.

DOWN EAST HOME PLANS
Designing Homes Building Futures

3206-116 HERITAGE TRADE DR.
WAKE FOREST, N.C. 27587
PHONE: 625-6535

KES KES

DRAWN BY: REVIEW BY:

DATE: 7-1-17

PLAN NUMBER: SCREEN PORCH

SHEET: 1

1706896321
WILLIAMS, MARIE MILLER BURTON
130 ASHTON HALL LN
RALEIGH NC 27609-3995

1706895395
CHAUHAN, DRUPTI P
134 ASHTON HALL LN
RALEIGH NC 27609-3995

1706896275
SUMMERS, BONNIE
114 ASHTON HALL LN
RALEIGH NC 27609-3995

1706896387
ARANGO, VIRGINIA
6312 LYNN MEADOW DR
RALEIGH NC 27609-3855

1706894451
ASHTON HALL TWNHM OWNERS ASSOC
INC
PPM
11010 RAVEN RIDGE RD
RALEIGH NC 27614-8837

1706896248
SCOTT, KAREN L
118 ASHTON HALL LN
RALEIGH NC 27609-3995

1706896293
EVAN, MARK S EVAN, MARY JOE
112 ASHTON HALL LN
RALEIGH NC 27609-3995

1706897201
WORSLEY, MARIAN RAE
110 ASHTON HALL LN
RALEIGH NC 27609-3995

1706895377
POWELL, GLORIA
136 ASHTON HALL LN
RALEIGH NC 27609-3995

1706896266
PEACH, MATTHEW D PEACH, KARA
116 ASHTON HALL LN
RALEIGH NC 27609-3995

1706896303
FINLATOR, WILLIAM WALLACE JR
132 ASHTON HALL LN
RALEIGH NC 27609-3995

1706897433
PHAM, VINH
6316 LYNN MEADOW DR
RALEIGH NC 27609-3855